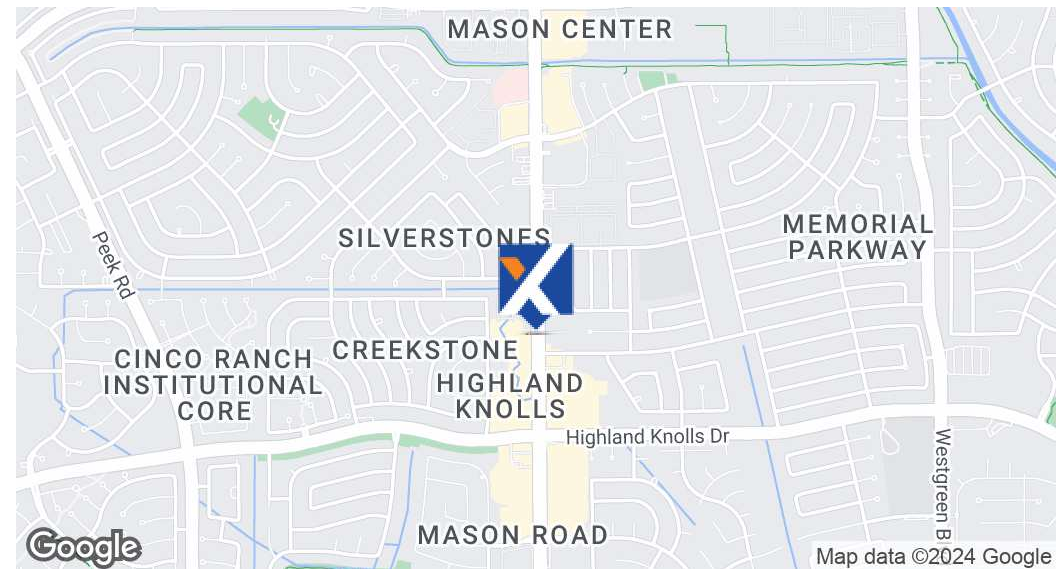
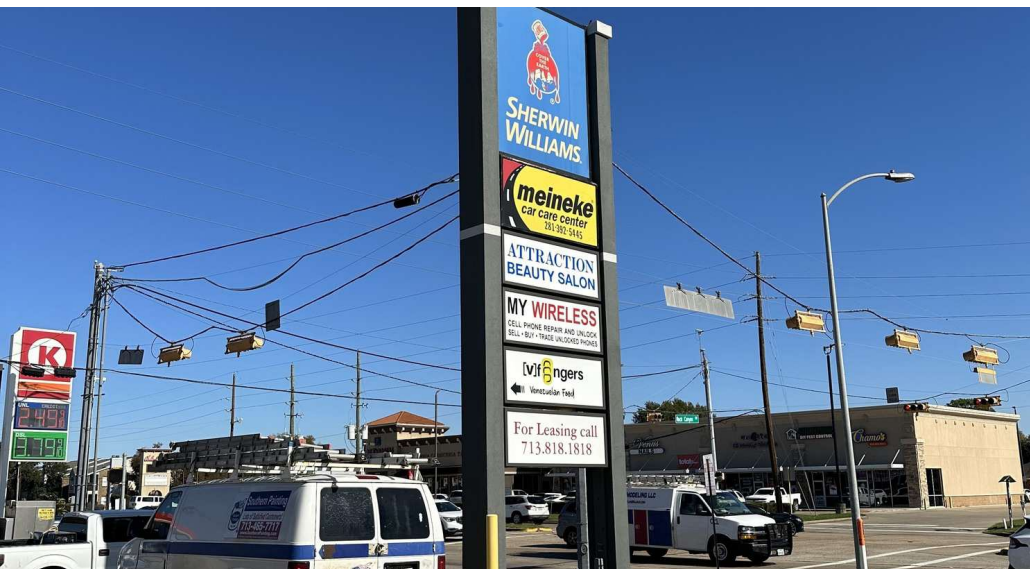


FOR LEASE | Suite F in Retail Shopping Center

1270 S Mason Rd, Katy, TX 77450



OFFERING SUMMARY

Lease Rate:	\$24.00 SF/yr (NNN)
Building Size:	15,615 SF
Available SF:	1,600 SF
Lot Size:	35,937 SF
Number of Units:	5
Year Built:	1983
Zoning:	Commercial
Market:	Katy
Submarket:	Mason Road

PROPERTY OVERVIEW

Thrive in the heart of Katy's vibrant retail scene with this prime storefront, perfectly positioned for success on high-traffic Mason Road. Densely populated neighborhood: Surrounded by established residential communities and booming businesses, guaranteeing a built-in customer base.

1600 square feet of flexible space that is adaptable to your specific needs, whether you're a boutique, restaurant, salon, or any other retail concept. Hit the ground running with a functional and stylish space. Don't miss this opportunity to establish your business in one of Katy's most desirable retail locations!

Call us today at 281-222-0433 and discuss your vision for the space!

PROPERTY HIGHLIGHTS

- 1. Retail Center anchored by Sherman Williams
- 2. 1600 sq ft
- 3. Rent \$24 PSF/YR
- 4. CAM: \$.46 PSF

Bill Rapp

855.450.0324 xx255

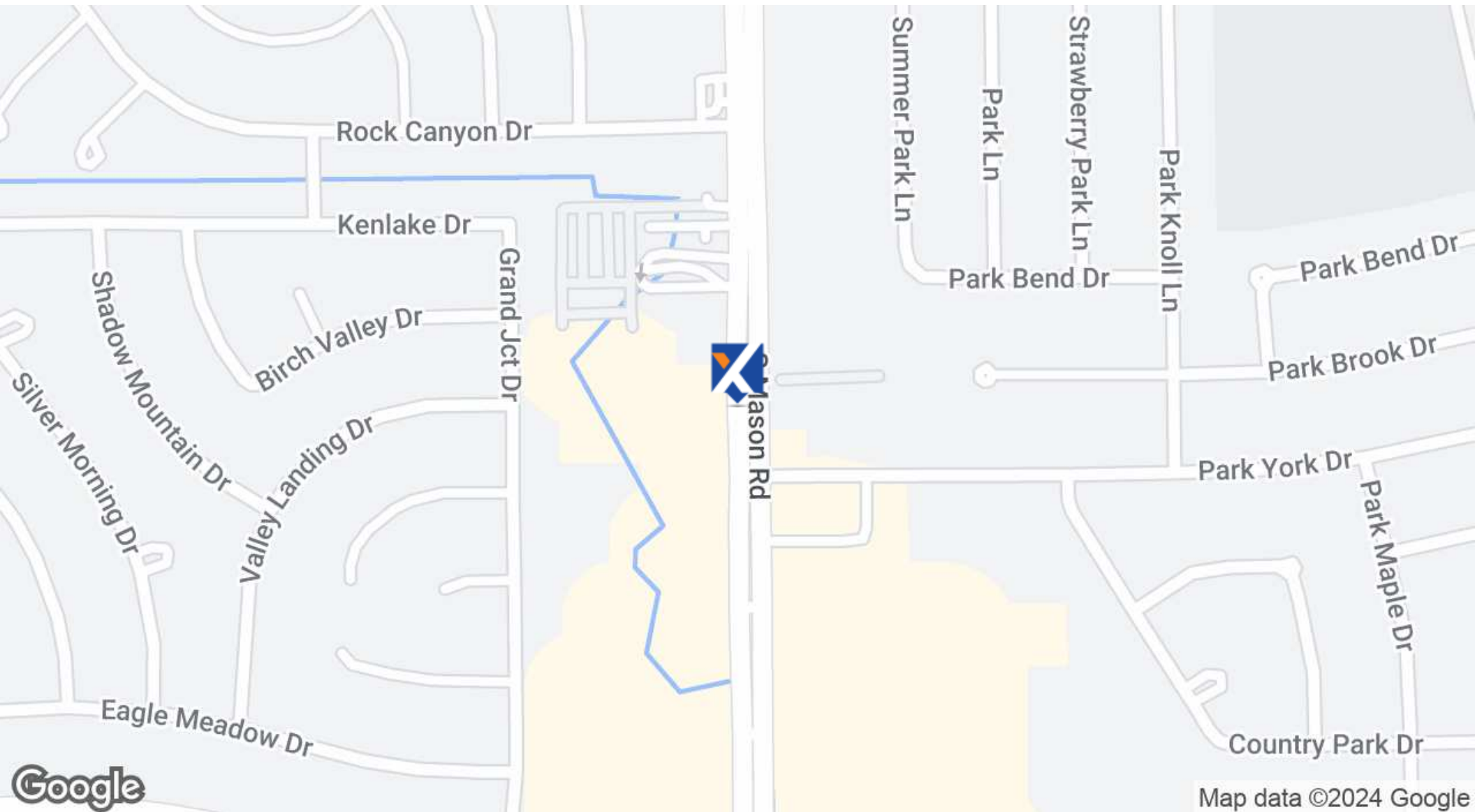
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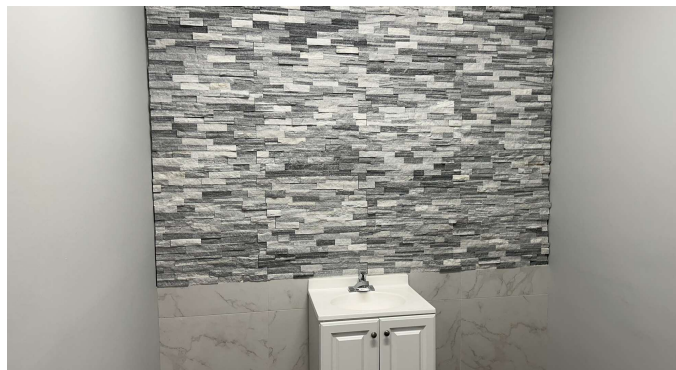
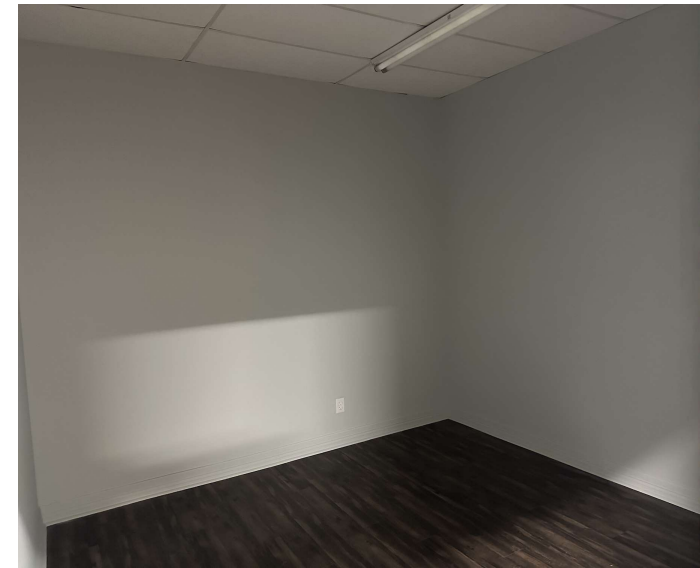
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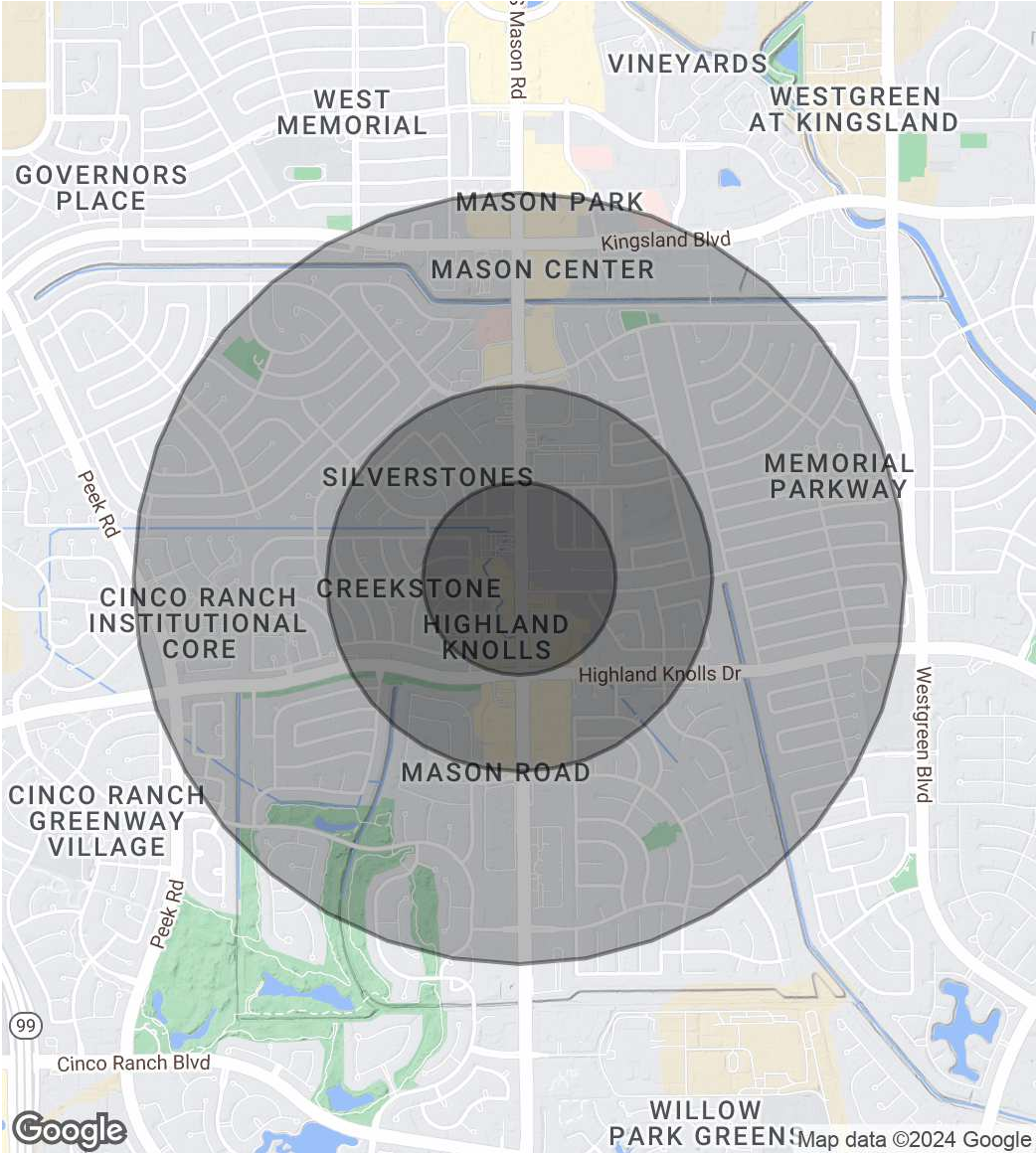
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,499	5,694	21,721
Average Age	36.5	34.6	35.7
Average Age (Male)	36.1	36.4	35.7
Average Age (Female)	39.3	34.1	35.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	534	2,073	7,824
# of Persons per HH	2.8	2.7	2.8
Average HH Income	\$92,066	\$87,954	\$94,547
Average House Value	\$196,462	\$209,488	\$210,799

* Demographic data derived from 2020 ACS - US Census



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